The Village of Bar Hill

The Village of Bar Hill

The village of Bar Hill is about four miles north-west of Cambridge, just off the Huntingdon road.

It is set in open, sweeping country with scattered farms and spinneys. You can see for miles around and the air is fresh from the Fens.

Its nearest neighbours are half a dozen tiny villages with thatched cottages and characterful pubs, reached by foot – or bridge-paths, or by winding roads with broad grass verges.

The village is being built on the 350 acres of the original Bar Hill Farm, and it will be interesting to see how it compares with the new towns growing up under the rather different auspices of the development corporations. The main dissimilarity is that almost all the 1,250 houses in Bar Hill are for sale on 150 year leases.

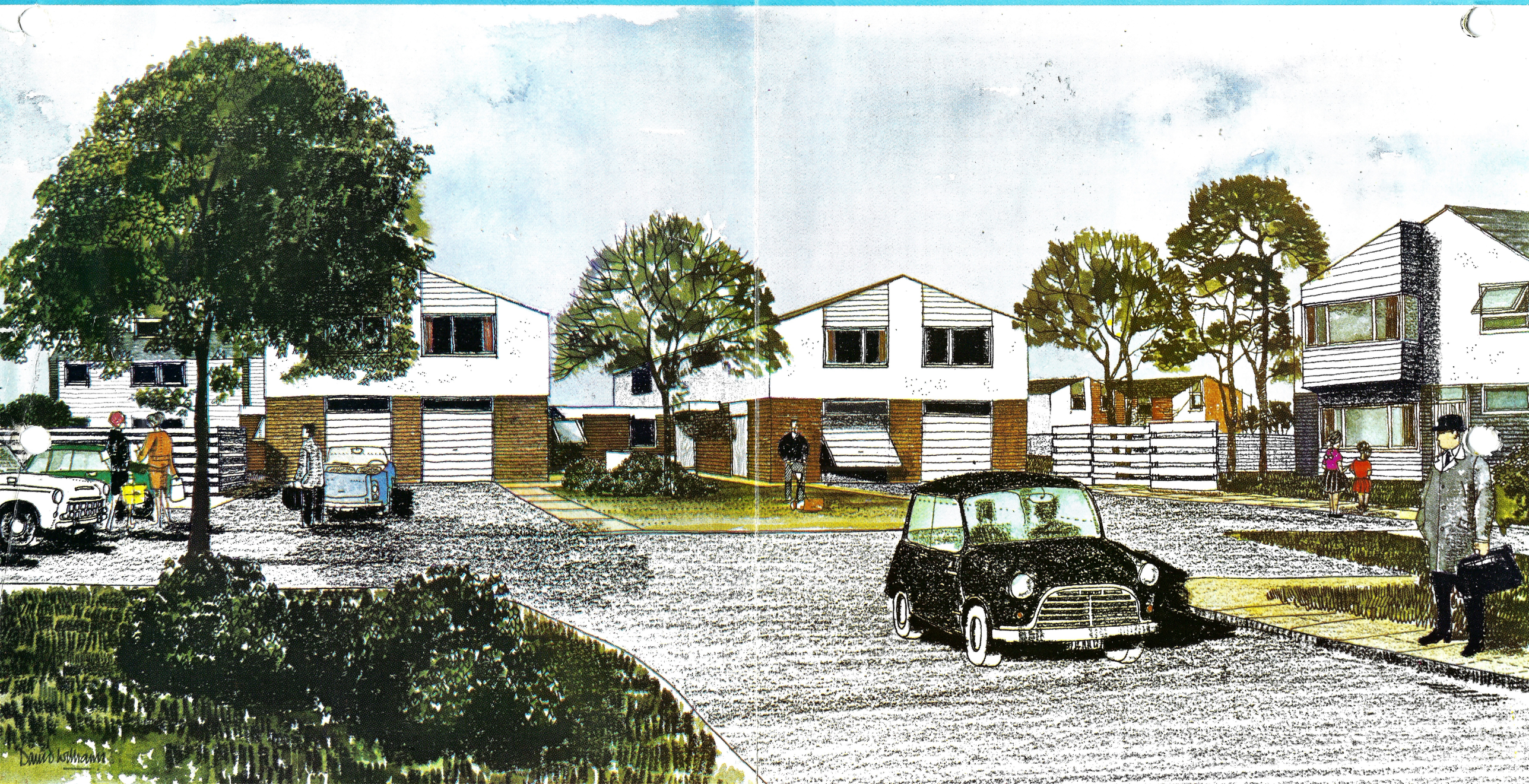
Bar Hill has been planned with a main road encircling it like the rim of a wheel and cul-de-sac roads like shortened spokes leading from the rim. These 'spokes' serve the houses clustered round them.

The land on the other side of the houses and in the centre of the 'wheel' is for pedestrians only and is completely free from traffic hazards.

Paths from the houses join a central 'spine' footpath leading from the ends of the village to the centre. The farthest anyone need walk from their house to the centre of the village is half a mile.

The 'rim' is linked by an access road to the A604 Huntingdon/Cambridge road, and later a flyover will be built at the junction with the main highway.

Beyond the perimeter road Bar Hill has its own green belt. Within the area of the village, there are large areas of natural grassland, to which will be added shrubs and a variety of trees – flowering cherries, weeping willows, silver birches and elms . . . Some of the farmland will also continue in its original use within the green belt.



Village Centre

A great deal of thought has been given to the Village Centre.

Its main shopping lane – only 20 feet across as this should be more friendly – and the adjoining shopping and market square are entirely traffic-free. But alongside is space for 700 cars.

The shopping section has a unique self-operating sliding roof, which comes over when it is cold or wet, but disappears on sunny days.

Beyond the shops is an open square, village green and grassed walking areas. There will be a secondary shopping street and business section.

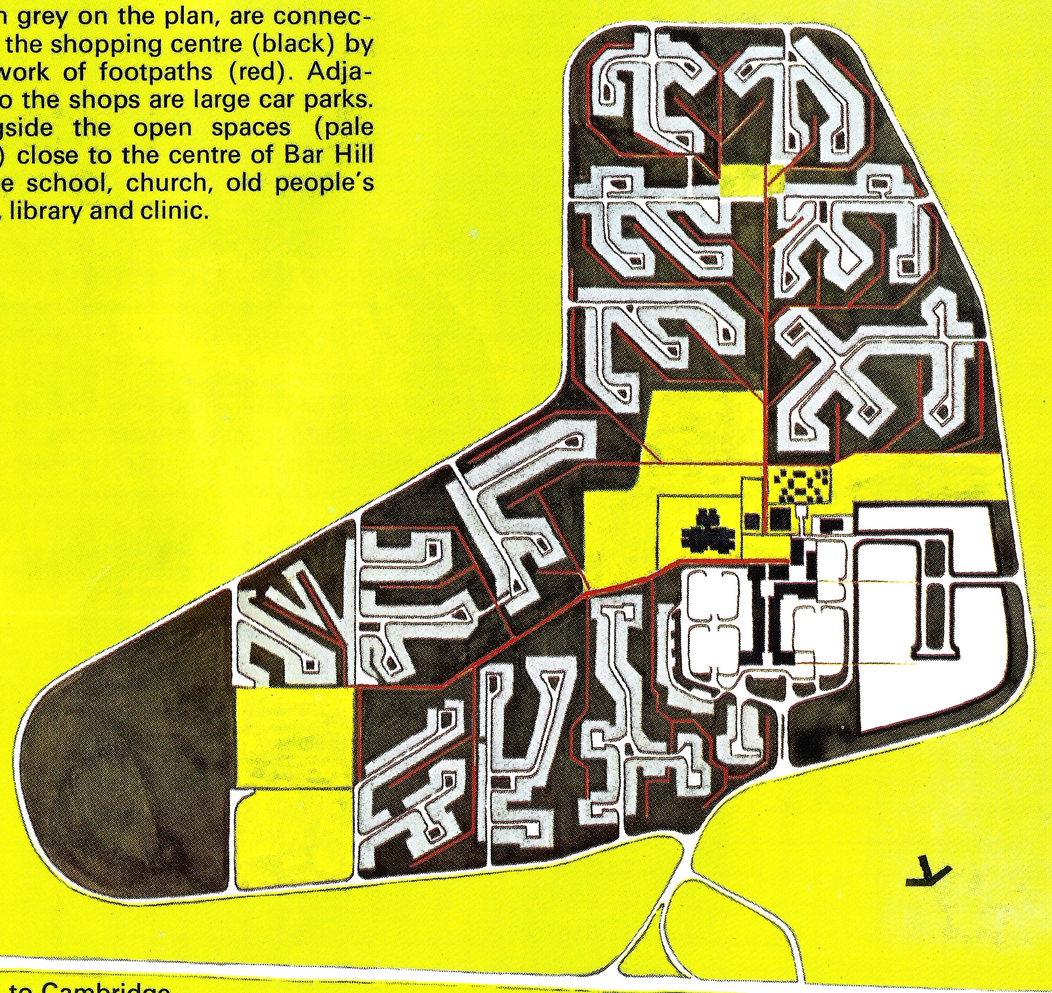
Bar Hill will be a lively community, not a dormitory, and to provide employment about half a dozen companies, like research institutions connected with Cambridge, will move into the industrial area of the village.

Bar Hill is starting with a supermarket and 12 shops, a bank, sub-post office, petrol station and bus terminus (services to Cambridge and surrounding districts).

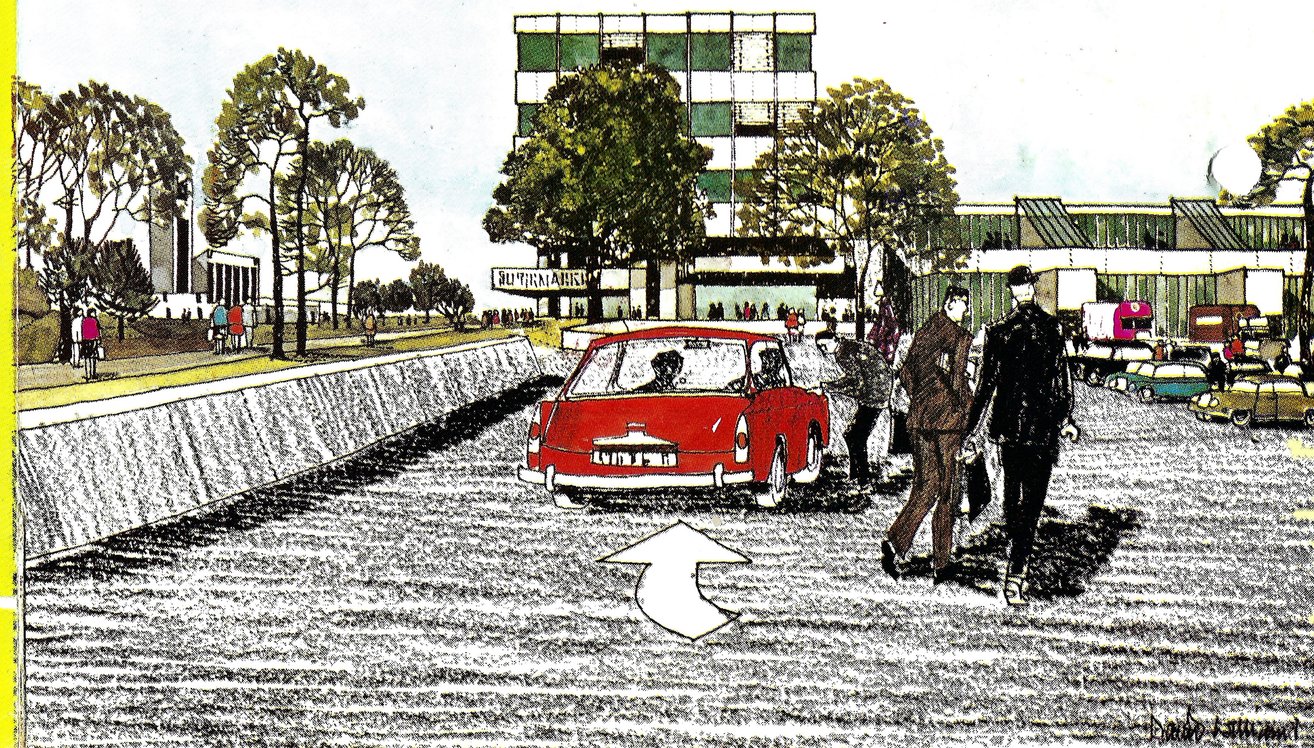
There will be the traditional institutions – church, public house, schools, police station, branch library ; as well as a clinic and offices.

A Village Trust endowed by Cubitts and made up of local people will see to things like the provision of a village hall. Land has been allocated for this and for many sports activities. A swimming pool might also be provided later, but this will probably be the responsibility of the Village Trust. The managing agents to the Village Trust will be Ekins, Witherow & Handley.

The residential areas of Bar Hill, shown grey on the plan, are connected to the shopping centre (black) by a network of footpaths (red). Adjacent to the shops are large car parks. Alongside the open spaces (pale green) close to the centre of Bar Hill are the school, church, old people's home, library and clinic.



← to Cambridge



Houses

One of the attractions of a village is usually the diversity of its houses and there will be a wide variety of types, sizes and prices for you to consider at Bar Hill.

All the houses and bungalows have been planned to the standards recommended in the Parker Morris report. Although this report – recommending more space, heating, adaptability and storage areas – was published in 1961, you will not find many private-enterprise houses in this price range incorporating its full recommendations, even yet.

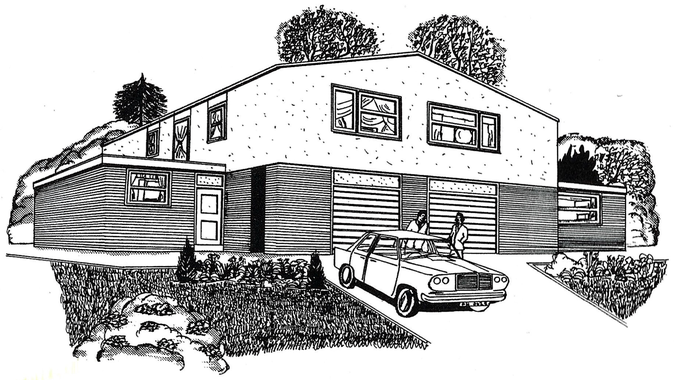
Every house in Bar Hill has been designed by architects – with the object of providing a comfortable, warm, home with plenty of living and storage space.

Obviously they want a basic house within their income limits, rather than one whose lush extras put it right outside their range. So our lowest priced properties were planned with this group in mind.

The lowest-priced house at Bar Hill is a two/three-bedroom terrace design, with central heating on the ground floor. Then we go up through various types – semi-detached; linked (by garages); bungalows in patio gardens; detached and three-storey town houses. There will thus be a wide choice of houses and bungalows of different styles.

The largest house has five bedrooms, but in some properties with fewer bedrooms, these rooms are designed so that they can be divided.

The range of heating extends with the [illegible] and the biggest houses have full central heating of the gas warm-air type.

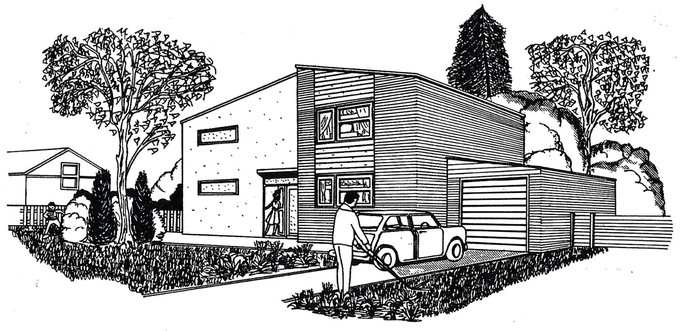


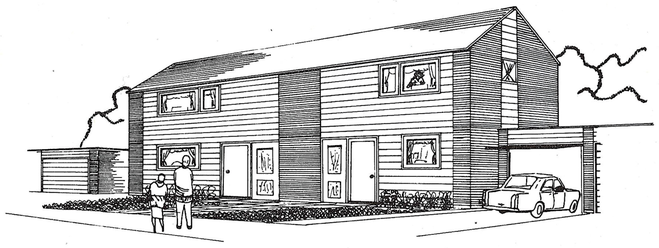
The houses, planned specially for Bar Hill, fit into the landscape and the community in the way that village properties should.

Every house has central heating and a garden, and a garage will be available for every house; in the majority of cases this is included in the purchase price. Some have a greater number of fittings than others. There is a reason for this. We are determined to keep a certain number of our houses at a price that people with a small mortgage potential can afford.

All the houses will be sold on 150 year leases, with a nominal ground rent and a small annual charge towards maintenance of the common areas of the village. Eventually the Trust will be the ground landlords. There will not be any road charges.

The architects, Covell, Matthews & Partners, roamed round Cambridgeshire finding the best of the traditional housing in the area, so that Bar Hill could benefit from the past as well as the present.





As a result Bar Hill is having some of that tradition built into its own properties. Some designs have the slightly overhanging upper storey or the interesting, boxy, jutting-out [illegible]er window. Others have windows and boarding, which form panels down the house sides.

Bricks will be dark or light grey, purple or buff – used with timbering, rendering or tile-hanging. Again there will be plenty of variety, and the intimate, village feeling produced by clusters of houses linked by garden walls or fences.

All houses have front and back gardens – the back about 35 to 40 feet in depth and screened from road areas. Some of the front gardens are enclosed, others are open and turfed.

Inside, the halls have wood-block flooring and coat recesses or cupboards. Most halls have been designed to take a pram. A few houses have pram storage space elsewhere.

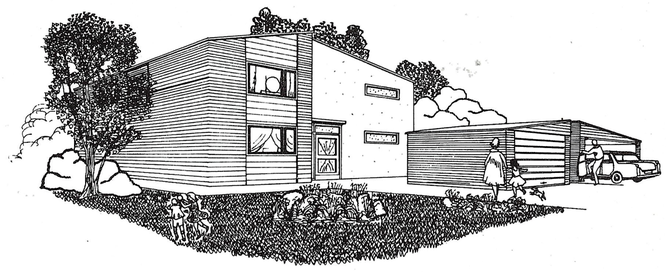
Drainage is internal, so there should be no burst pipes in very cold weather.

Garages are 16 feet deep or larger and there is adequate parking space for visitors and traders.

Obviously we are accepting the presence of the car – or probably over 1,250 of them – in our village, but are putting it in its place. That is to say the village has been designed on the Radburn principle of giving pedestrians their own routes to the shops, schools and other parts. These footpaths are well away from roads used by vehicles, so there should be no danger, particularly for old people or children.

A small number of flats are being included in the village and there will also be some flatlets for elderly people, built by the Hanover Housing Association.

Bar Hill will be a balanced community of all ages and incomes, and a few of the houses will be sold to the local authority for its tenants.



Kitchens have been planned so that they are light and easily workable. The colours of their tiled floors may also be selected by purchasers, if they buy before the house is completed. Similarly they can choose room decorations.

In most of the houses kitchens are separate from other rooms. Some houses have combined living/dining rooms, in others these are two individual rooms. There is at least 50 sq ft of storage space in every house.

All houses have a garden-door, either leading from the hall or from the living room.

We like trees – we have added very considerably to those already established in the village – but we don't want a forest of TV aerials. So these will be led underground to each house from one central aerial.

Designed and produced by Publications for Industry Limited, London EC4
Printed by Westerham Press

ALLSOP & CO

Sales office Bar Hill
Telephone Madingley 545

London office 153 Park Road London NW8
Telephone 01–722 7101

These properties are offered subject to remaining unsold. To avoid a fruitless journey applicants are advised to contact the Estate Sales office on site to ascertain the availability of any particular types of property. Although every care has been taken to ensure accuracy on all information given in this complete brochure, the contents do not form part of, or constitute a warranty in any contract. The developers reserve the right to vary the prices and specifications to meet fluctuation in labour and material cost but are firm for any property on which a deposit has been paid.

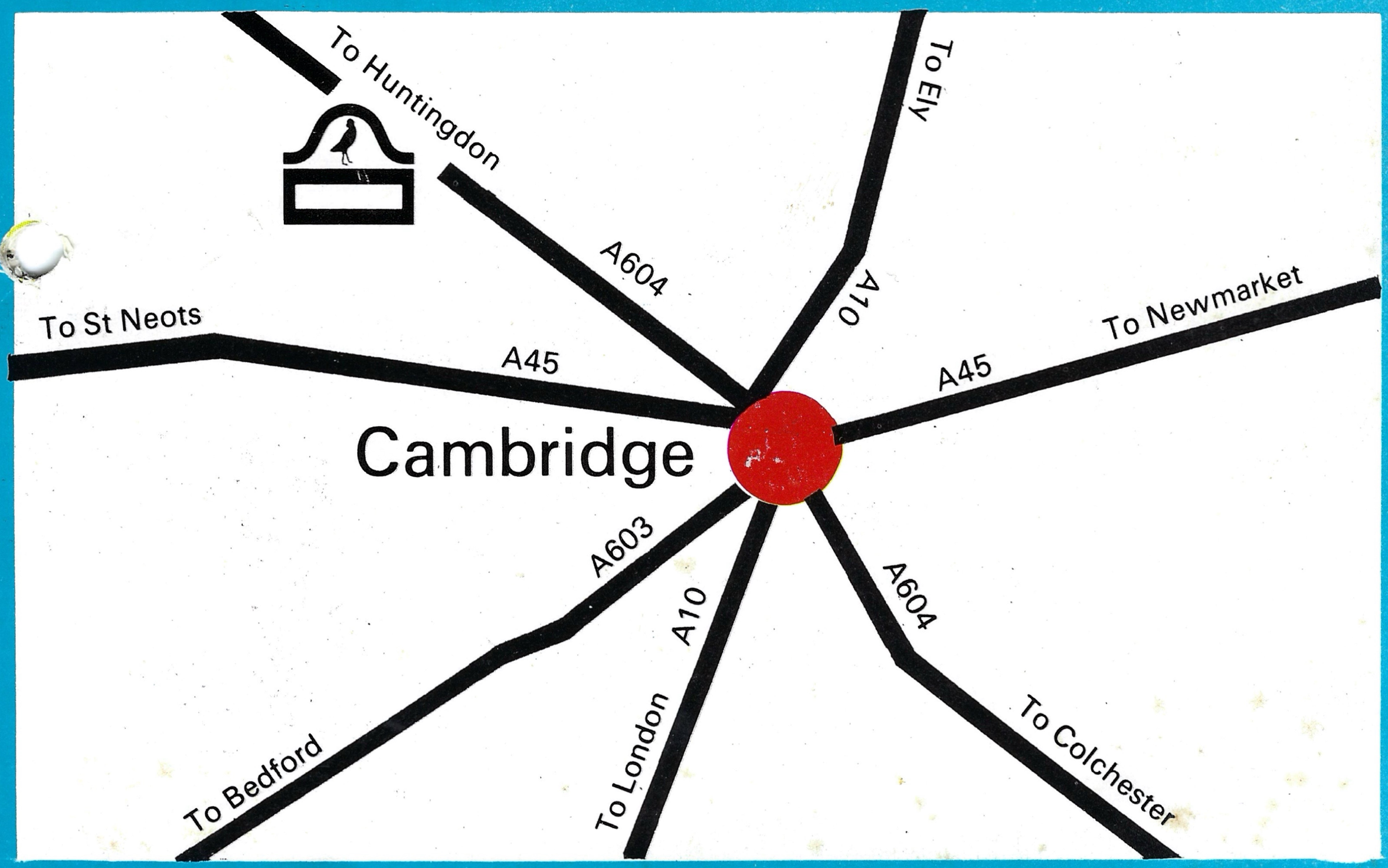
CUBITTS

In case you did not know . . .

Holland & Hannen and Cubitts is one of Britain's leading construction organisations.

The founder of the present company set up business in 1815 and since then the firm have developed entire quarters of London – as well as building all over the world.

We built the squares of Bloomsbury, the whole of Belgravia, London County Hall, the east wing of Buckingham Palace – and London's newest landmarks such as the Royal Festival Hall, New Zealand House, West London Air Terminal and the Bank of England New Change.

We have put up 10,000 houses and flats for the Greater London Council and in all have built homes for about 70,000 people throughout Britain over the last fifteen years.

Naturally we belong to the National House-builders Registration Council and the houses at Bar Hill will carry the Council's ten-year guarantee.